

60-1-22
57-87NO TRANSFER
TAX PAIDWARRANTY DEED
Joint Tenancy

022572

KNOW ALL MEN BY THESE PRESENTS,

That, **RONA E. ROSENIHAL** of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ROBERT A. ROSENIHAL** and **RONA E. ROSENTHAL**, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine, and whose mailing address is 332 Main Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **ROBERT A. ROSENIHAL** and **RONA E. ROSENIHAL**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Main Street in said ~~Waterville~~, and on the southerly side of Eustis Parkway, bounded and described as follows, to wit:

Beginning at an iron pin in the west line of Main Street and one hundred twenty-five feet (125') northerly of a stone bound at the intersection of the west line of Main Street and the north line of Johnson Heights; thence northerly in the west line of Main Street a distance of ninety-three and five tenths feet (93.5') to a pin in the corner of Main Street and Eustis Parkway; thence westerly in the south line of Eustis Parkway so called, a distance of ninety-five feet (95') to an iron pin; thence southerly and at right angles to said Eustis Parkway a distance of one hundred fifty feet (150') to an iron pin; thence easterly on line of rear of lots on Johnson Heights a distance of fifty-six feet (56'), more or less, to an iron pin; thence northeasterly in a straight line a distance of one hundred twenty-three and five tenths feet (123.5') to point begun at.

The above described parcel of land is conveyed subject to certain restrictions and covenants as recited in said deed from Lewis J. Rosenthal to Robert A. Rosenthal dated May 19, 1955, and recorded in said Kennebec County Registry of Deeds in Book 1003, Page 331, to which reference is made for a more particular description.

Meaning and intending hereby to convey the premises acquired by the within Grantor, Rona E. Rosenthal, by deed of Robert A. Rosenthal dated June 2, 1967, and recorded in the Kennebec County Registry of Deeds in Book 1443, Page 550.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **ROBERT A. ROSENIHAL** and **RONA E. ROSENIHAL**, as joint tenants and not as tenants in common, and their heirs and assigns, to them and their use and behoof forever.

57-87

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said **RONA E. ROSENTHAL**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 12th day of May in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Martha E. Hicks

Rona E. Rosenthal
Rona E. Rosenthal

STATE OF MAINE
KENNEBEC, SS.

Dated: May 12, 1989

Personally appeared the above named **RONA E. ROSENTHAL** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Natalie P. Bragg
Notary Public
Print Name:
My Commission Expires:



Natalie P. Bragg
Notary Public
My Commission Expires
12/18/94

RECEIVED KENNEBEC SS.

1989 SEP 28 AM 9:00

- 2 -

REC'D: James C. [unclear]
REGISTER OF DEEDS